



93 acres/37.6 hectares

183-A is 2.5 miles/4 km west

Utilities

Greenfield with River frontage

Williamson County

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Property				
Total Acreage: 93 acres/37.6 hectares		Map: MAPSCO Austin 2006 Street Guide, pg. 313, Sec. B, C, F, G		
Location				
City: Leander Extra Territorial Jurisdiction (ETJ)		County: Williamson		
Address/Directions: Located on the south side of the San Gabriel River, 1.5 miles (2.4 kilometers) north of FM 2243 and 1.6 miles (2.6 kilometers) south of SH 29 on the east side of Ronald W. Reagan Blvd. Across from the future San Gabriel Parkway alignment.				
Within City Limits: Yes, frontage only		Distance from City Limits: Immediately East		
Distance to US Highways: 2.5 miles/4 kilometers		Type of Zoning: Single-Family on frontage		
Distance to Interstate Highways: 10 miles/16 km				
General Site Information				
Previous Use of Site: Open Land		General Condition: Good		Dimensions: 1,510 x 2,210 feet/460 x 674 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with variable 1 to 30 percent slopes		Shrink/Swell Capacity: Low to moderate with a moderate to high risk of corrosion for uncoated steel and a low risk of corrosion for concrete		
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Rail Served: No		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Frontage on the San Gabriel River and 2,000 feet (610 meters) of Ronald W. Reagan Blvd. (Parmer Lane) frontage		
Fenced: Yes		Landscaped: No		
Located within an Industrial Park: No		Type of Business: Office Campus, Multifamily, Residential		
Deed Restriction(s): No		Covenants: No		
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: Plan, design and engineering needed Pressure: Not applicable		Sewer - Size of Nearest Line: Plan, design and engineering needed
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 8 inch/20.3 cm		Pressure: Intermediate Pressure at Crystal Falls Pkwy., 2.5 miles/4 km to Ronald Reagan Blvd. and 4.2 miles/6.8 km to 313 K site	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Joel Melrose	Phone: (512) 565-1066	Facs: (512) 322-9238	Email: jmelrose@wccgaustin.com	Web Site: www.wccgaustin.com
Sales Price: Negotiable		Lease Price: Not Applicable		
Comments: Located on the stunning San Gabriel River with 3,600 feet/1,097 meters of frontage as well as 2,195 feet/669 meters of frontage along Ronald W. Reagan Blvd., the site has north/south esplanade cuts on Ronald W. Reagan Blvd. and aligns with the future San Gabriel Pkwy. for east/west access to US 183 and 183-A. There is very little floodplain on this property. It is an ideal location for office campus, multifamily and high-end residential development.				